

\$559,900 - 440 Kananaskis Close, Devon

MLS® #E4442391

\$559,900

4 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

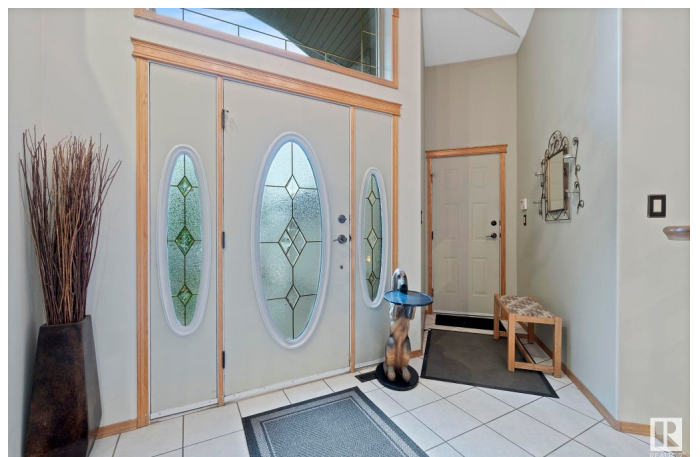
RARE! WALKOUT hillside bungalow on a cul de sac! Pride of ownership shines throughout this elegant, beautifully maintained bungalow—offered by only the second owners. Designed with comfort & function in mind, this 4 bedroom, 3 bathroom home features vaulted ceilings and an open-concept layout. The kitchen gleams with upgraded countertops, a striking mosaic marble backsplash & a convenient pot filler above the stove - ideal for home chefs. Cozy up by the fireplace on either level, and enjoy expansive views from the large main floor deck. The fully developed walkout basement adds exceptional living space & versatility, and the oversized garage with two 12' doors is perfect for larger vehicles or extra storage. Additional highlights include a 60-gallon hot water tank & tasteful finishes throughout. This home truly feels like home—elegant, functional, and full of character. The generous yard is a canvas for outdoor living, with versatile space perfect for both lively gatherings or peaceful solitude. A gem!

Built in 1999

Essential Information

MLS® # E4442391

Price \$559,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,453 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 440 Kananaskis Close |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 2C5 |

Amenities

| | |
|-----------|--|
| Amenities | Closet Organizers, Deck, Fire Pit, No Animal Home, No Smoking Home, Walkout Basement |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Oak Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Hillside, Landscaped, Schools, Shopping Nearby, Sloping Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 92 |

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Listing information last updated on June 16th, 2025 at 6:02pm MDT